



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND21-005) for the project described below. The Draft Mitigated Negative Declaration and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours at 1 Civic Center Drive, San Marcos, CA 92069, and on the City's website at.

<https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

PROJECT NUMBER: SP19-0001/SDP19-0003/ND21-005

APPLICANT: RJ Realty Investors LLC/North Coast Church

DESCRIPTION OF THE PROJECT: The project would demolish the existing on-site uses and construct a 32,969-square-foot two-story office building and parking. The first floor would consist of 15,712 square feet, and will have a lobby, a "café" area with outdoor seating, bathrooms, mechanical and elevator areas, and three individual office areas available for lease. The second floor would consist of 17,252 square feet, with four individual office areas available for lease, bathroom, and mechanical and elevator areas. The second floor would also contain an outdoor deck area above the main entrance to the building. Access to the site will be taken from Montiel Road.

LOCATION: 2355/2375 Montiel Road; San Marcos, CA, APNs: 228-370-20-00 and 228-370-39-00

PUBLIC REVIEW PERIOD: From **December 15, 2021** to **January 17, 2022**

PUBLIC HEARING DATE: A public hearing has not been scheduled at this time.

The purpose of this notice is to give interested persons an opportunity to be informed of the environmental review process and to provide comments during the public review period prior to any action taken by the City.

For more information regarding this notice or the proposed project, please contact Saima Qureshy, Principal Planner at 760-744-1050, ext. 3222, or squireshy@san-marcos.net.

COUNTY CLERK: Please post this notice until January 17, 2022 per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis describing the reasons why a proposed project's impacts will be less than significant on the environment.

VICINITY MAP:

